



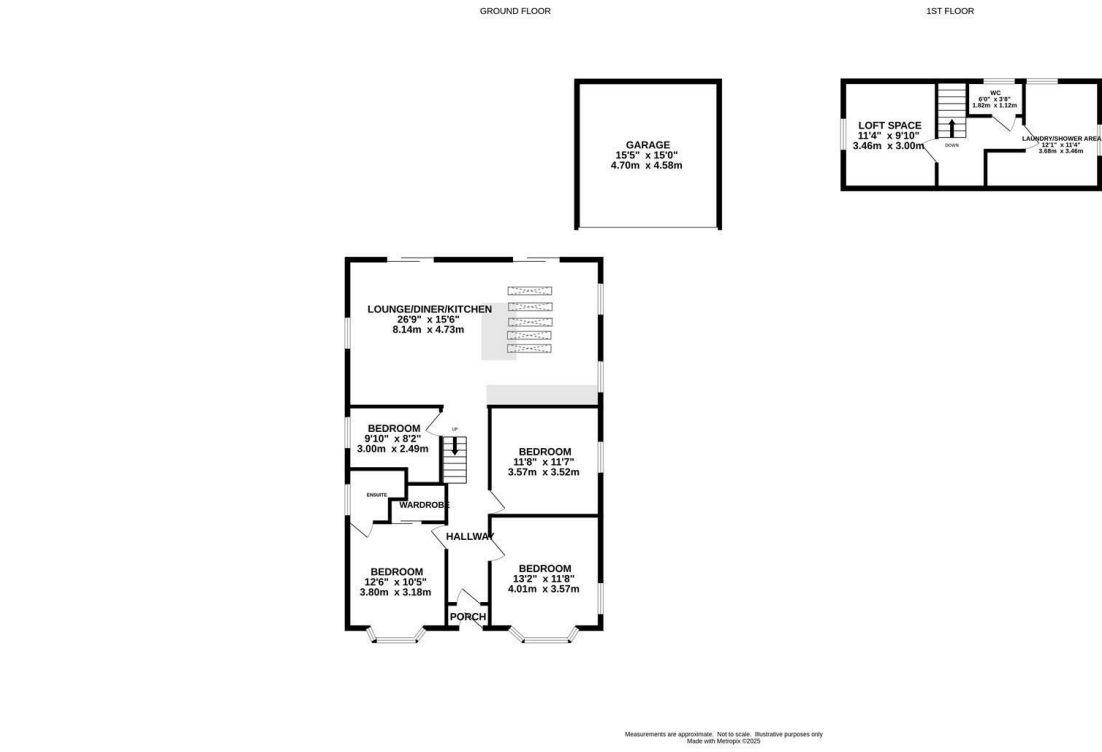
**jordanfishwick**

26 SAGARS ROAD HANDFORTH SK9 3EE  
Guide Price £629,950



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Located within walking distance of Handforth Village this extended and beautifully presented four bedroom detached property is located on popular Sagars Road which is a tree lined and established road within this sought after area. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station providing a direct service to London Euston and Manchester City centre. This spacious property consists in brief of an entrance hallway which provides level access to four bedrooms and the stunning open plan living, dining and kitchen area. This amazing space spans the entire of the rear of the property and is a massive highlight. There are three well-proportioned double bedrooms with the principal bedroom boasting an ensuite shower room and a generously proportioned walk in wardrobe, with the fourth bedroom currently being used as a study. The spacious and highly sociable open plan living space features a modern and quality fitted kitchen with large island unit providing extra worktops and food preparation surfaces. There are a number of ceiling skylights providing a source of natural light whilst creating a very modern aesthetic. There is ample space for a dining room table and chair set and further space for living room furniture. Two separate sets of sliding patio doors provide access to the rear garden. There is a staircase providing access to the loft space which is a versatile area offering extra storage for the property and has a WC and bathroom. Externally, the property benefits from a mature and enclosed rear garden with large detached garage providing extra storage. To the front of the property there is off-road parking for several vehicles and a further mature front garden with lawn area.



- Detached Property
- Four Bedrooms
- Ensuite and Walk in Wardrobe
- Spacious Open plan Kitchen and living space
- Detached Garage
- Off road parking
- Garden
- Village Location

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	